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March 1, 2010

Senator Edward Meyer, Co-Chair,
Representative Richard Roy, Co Chair,
and Members of Environment Committee
Legislative Office Building
Hartford, CT 06106

Re: **Raised Bill 5240, An Act Concerning Affordable Housing Developments In Environmentally Regulated Areas**

Dear Senator Meyer, Representative Roy, and Environment Committee Members:

I am writing in **opposition** to Raised Bill 5240.

Over the past 25 years, I have represented property owners and developers in local land use applications to construct mixed-income communities under Conn. Gen. Stat. §8-30g in towns and cities throughout Connecticut. I have prepared this letter on my own time, not at the request of any client or organization.

My opposition is based on three reasons:

1. The proposed amendment is replete with vague, undefined terms, such as "regulations" (what about statutes? cases? guidance documents?); "intended to protect"; "natural environment"; "natural resources"; and "prohibit or substantially limit development." What this bill prohibits is unknown.

2. General Statutes § 8-30g addresses zoning approvals, not wetlands, sewage disposal, water quality, or any other environmental parameter. **Section 8-30g applicants need to obtain all applicable environmental permits, for which § 8-30g provides no help.** In addition, § 8-30g applicants are subject to General Statutes § 22a-19 environmental intervention. The premise of this bill, that § 8-30g application is exempt from environmental regulation, is patently inaccurate.

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3. With all due respect to whoever proposed this bill, why should we environmental rules be different simply because the proposed use is housing will include moderate income families?

Thank you.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Tim Hollister", with a stylized flourish at the end.

Timothy S. Hollister

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